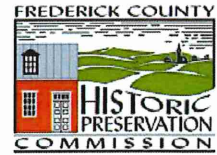




**HISTORIC PRESERVATION COMMISSION
FREDERICK COUNTY, MARYLAND**

30 North Market Street, Third Floor Frederick, Maryland 21701 (301) 600-1147



**CASE NO. CR 22-08
NOMINATION TO COUNTY REGISTER
STAFF REPORT**

SUMMARY

Property: Hoke House
12602 Catoctin Furnace Road, Thurmont

Applicant: Beverly J. Hoke and Kristin Davis

Public Hearing for consideration of placing the property located at 12602 Catoctin Furnace Road, Hoke House, on the Frederick County Register of Historic Places. Submitted by the Beverly Hoke and Kristin Davis, property owner of record.

The public hearing for designation to the Frederick County Register of Historic Places will be held at 7:00 p.m., or thereafter, on January 11, 2022.



Figure 1: Subject Property

DESIGNATION STATUS

The property is a contributing resource within the Catoctin Furnace National Register Historic District. The district is listed on the Maryland Inventory of Historic Properties (F-6-45). The property contains the historic house. The nominated property encompasses approximately 0.28 acres of land.

SUPPORTING MATERIALS

The applicant submitted a completed County Register nomination form, written historical and architectural narratives for the house, a summary of property ownership, and digital photographs.

SITE VISITS

Staff worked with the owner and resident of the property and scheduled site visits on December 16th and 17th, 2022. Commissioners were notified of the pending nomination and encouraged to visit the site on these dates.

REVIEW CONSIDERATIONS

1) Analysis

The documentation submitted by the applicant regarding the history and significance of the property clearly establishes the architectural and historical significance of the Hoke House, indicating that the property is eligible for listing under Criteria 6B(1A), 6B(1D), and 6B(2A). The period of significance for the property is circa 1820 to 1903, the time the house was constructed through the last year the Catoctin Furnace was in operation.

2) History Summary

The Hoke House was erected in ca. 1820 as worker housing and is associated with the expansion of Catoctin Furnace, a colonial-era ironworks that operated for nearly 130 years before shuttering in 1903. Thomas Johnson, the first governor of Maryland, initially developed the industrial site on the eastern slope of the Catoctin Mountains in 1774, erecting a blast furnace along Little Hunting Creek.

Over the next three decades, Johnson's brothers (first James and later Baker) expanded the operation, which produced cast products such as hollowware. As part of the expansion, James Johnson and Co. created worker housing — both log and stone dwellings — south of the furnace.

On July 13, 1811, a public sale notice published in the Frederick Town Record listed the Catoctin Furnace complex and described it as containing 15 to 20 houses for the accommodation of workmen, all in good order. The Frederick County Tax Assessment Book for 1876 (No. 15, p. 80)

described the furnace complex and included a count of 50 tenant houses. Today, ten of the original furnace worker houses (four stone houses and six log houses) stand adjacent to Old U.S. Route 15 (Catoctin Furnace Road) beginning approximately 600 feet south of the furnace.

The exact construction date of the Hoke log house is unknown, but it is assumed that it was constructed ca. 1820 when the new owner, John Brien, built many dwellings for workers. Planned dendrochronology research may provide a more accurate date of construction. The large number of enslaved workers owned by Brien (at least 22 in 1820) is strong evidence that this structure was constructed utilizing the skills of enslaved Africans. By the middle of the 19th century, the number of enslaved workers declined, replaced by European immigrants.

The Blue Mountain Iron Company shut down in 1892 due to the low price of iron. In 1899, the Blue Mountain Iron and Steel Company bought the property, beginning operations the following year. In 1903, the furnace shut down permanently and declared bankruptcy. On February 19, 1906, Joseph E. Thropp and his wife purchased the property and dismantled the iron furnace, taking the valuable equipment to his furnace in Pennsylvania. For a few years, Thropp kept the mines open at Catoctin and shipped the ore to Pennsylvania. While the furnace closed in 1903, Catoctin village continued with workers eventually purchasing the housing.

In 1923, the Miller family purchased two of the larger cottages closer to the furnace. This was a typical pattern for the former furnace employees: they purchased furnace houses when the opportunity finally arose and stayed in the village. The Miller family purchased 12602 Catoctin Furnace Road as a home for a son who perished in World War II. The Hoke family has lived in this dwelling since 1977, although the family (Anders and Hoke) have lived in the village for generations.

3) Historic, Archaeological, and Cultural Significance Criteria

The property is eligible for listing under this category for meeting criteria 6B(1A) and 6B(1D), as outlined in Chapter 1-23-6B(1) of the Frederick County Code:

- 6B(1A): *The property has significant character, interest, or value as part of development, heritage, or cultural characteristics of the county, state, or nation.*
- 6B(1D): *The property exemplifies cultural, economic, social, political, or historic heritage of county and its communities.*

The property has significant character, interest, and value in the development and heritage of the County and exemplifies cultural, economic, social, and historic heritage of the county and its communities. The Hoke House is a contributor to the Catoctin Furnace Historic District (F-6-45). The National Register district is significant, as stated in the nomination, for its association with "American industrial history and industrial archaeology, and its related living quarters, (which) illustrates the growth and development of the iron industry between 1774 and 1904."

The Johnson brothers began operation of the furnace in 1774. By 1803, Baker Johnson obtained sole ownership and expanded the furnace's operation. Per the National Register nomination, following Baker's death in 1811 Catoctin Furnace consisted of several thousand acres of land, the furnace and one stack, the Catoctin Manor house, two warehouses, a chopping mill, a stonemith's shop, barns, stables, a corn house, a charcoal house, a casting house, a forge, and 15 – 20 workers' houses. The Furnace was sold and in 1820 John Brien became the owner. It was during his ownership that the Hoke House was most likely built. He expanded the operation by adding a carriage house, an icehouse, two mills, and a large garden.

The Furnace produced ammunition for the Continental Army, the Catoctin stove, and other household items. According to the Catoctin Furnace Historical Society Inc.'s website, enslaved labor provided a large part of the work force at the Furnace. Enslaved people worked as blacksmiths, colliers, founders, and forge men. By the middle of the 19th century, the number of enslaved workers declined, replaced by European immigrants. The furnace went through many subsequent changes of ownership, finally closing in 1903.

The house was rented as company housing for nearly 100 years and transferred into private ownership for the first time in 1923 by the Miller family. The Hoke family has lived in this dwelling since 1977, although the family (Anders and Hoke) have lived in the village for generations.

4) Architectural and Design Significance Criteria

The property is also eligible under this category for meeting criterion 6B(2A) as outlined in Chapter 1-23-6B(2) of Frederick County Code:

- 6B(2A): *The property embodies the distinctive characteristics of a type, period, or method of construction or architecture.*

The Hoke House is an example of tenement worker housing that is characterized by its chestnut log construction, two story, side gable roof, and irregular fenestration. This is similar to the design of other surviving furnace worker housing along Catoctin Furnace Road. The dwelling does have an addition to the south elevation that serves as a kitchen and another addition to the west elevation, which serves as a bedroom, aluminum siding over the log exterior, and a concrete front porch addition. Despite these additions, the historic core of the house is evident and intact.

Little is known about worker housing at iron plantations in the United States. Many of the surviving or reconstructed furnaces have long lost their company housing, particularly those constructed of log. What usually remains is an archaeological site. This is one of six remaining log structures in Catoctin village. Several restored stone worker houses at the Hopewell Furnace National Historic Site in Elverson, Pennsylvania come closest to the cottages at Catoctin. Reportedly diminished to only 12 remaining houses, the worker tenements in Catoctin Furnace village are a rare property type in the State and within the region.

RECOMMENDATION

Staff recommends the Hoke House for designation to the Frederick County Register of Historic Places pursuant to Criteria 6B(1A), 6B(1D), and 6B(2A) as described in Section 1-23-6B of the County Code.

If the Historic Preservation Commission (HPC) recommends the property for local designation, the HPC will submit a letter of recommendation to the County Council for final action.



Catoctin Furnace Historical Society, Inc.

12610 Catoctin Furnace Road
Thurmont, Maryland 21788

President,
Elizabeth
Anderson
Comer

November 9, 2022

Frederick County Historic Preservation Commission
30 North Market Street
Frederick, Maryland 21701

Vice President,
Ken Brink

Second Vice
President,
Beverly Hoke

Re: Frederick County Historic Preservation Commission application
Hoke House, 12602 Catoctin Furnace Road, Thurmont, Maryland 21788

Third Vice
President,
Stephen Dill

Dear Commission Members,

Secretary,
Marilyn Smith

As the owner of the property at 12602 Catoctin Furnace Road, Thurmont, Maryland 21788 for which a Frederick County Historic Preservation Register designation is being sought, I confirm my willingness to support the project and hereby provide consent for this requested designation. I understand that my confirmation is a requirement of the Frederick County Historic Preservation Commission application and that such designation may impose a financial obligation upon the property owner and/or a legal encumbrance upon the property.

Treasurer,
Elizabeth
McGee

Sincerely,

Board member-
at-large, Rick
Smith

Beverly J. Hoke & Kristin Krenzer,
Owners

Emerging
Professionals,
Alyssa Watson
Anne Comer

President
Emeritus,
Christopher
Gardiner

Catoctin Furnace Historical Society, Inc.

240-288-7396

www.catoctinfurnace.org

Where History Changes Lives

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

30 N. Market Street, Frederick, MD 21701 (301) 600-1147

COUNTY REGISTER NOMINATION FORM

(Office Use Only)

Application No. _____ HPC Meeting Date _____ Council Hearing Date _____

1. PROPERTY NAME: Hoke House
2. LOCATION: Street address: 12602 Catocin Furnace Road, Thurmont, MD
Tax Map(s) and Parcel(s) #: 0025 0020 0368 21788

3. PROPERTY TYPE: ☒ Single ☐ District

Property refers to the entire geographic area being nominated. It may be an individual building, site, structure, or object; or it may be a landscape consisting of numerous buildings, sites, structures, or objects.

For example, a farmstead consisting of a main dwelling, tenant house, outbuildings, barns, sheds, fences, and agricultural fields is usually a single property that may have one or more parcels and one owner or multiple shared owners. A village or neighborhood consisting of several types of structures with different parcels and owners is a district.

4. CRITERIA: (Check appropriate box(es))

- ☒ Significant character, interest or value as part of development, heritage, or cultural characteristics of county, state, or nation
- ☐ Site of an historic event
- ☐ Identified with person or group of persons who influenced society
- ☒ Exemplifies cultural, economic, social, political, or historic heritage of county and its communities
- ☒ Embodies the distinctive characteristics of a type, period, or method of construction or architecture
- ☐ Represents work of master craftsman, architect, or builder
- ☐ Possesses significant artistic value
- ☐ Represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ Represents an established and familiar visual feature of neighborhood, community, or county, due to singular physical characteristics, landscape, or historical event
- ☐ Is rare example of particular period, style, material, or construction technique.

5. REQUIRED ATTACHMENTS FOR INDIVIDUAL PROPERTIES: (Consult staff on type, number, format)

- ☒ Map(s) showing location and proposed boundaries
- ☒ Photographs, including all buildings and prominent features
- ☒ Written property description, history, and significance statement. See *Nomination Form Instructions*. If listed in National Register or Maryland Inventory of Historic Properties, attach copy of form

**COUNTY REGISTER NOMINATION FORM
PAGE TWO**

6. SPECIAL REQUIREMENTS FOR HISTORIC DISTRICT NOMINATIONS
(if applicable)

Contact Historic Preservation staff for further information and guidance

7. SIGNATURES OF OWNER(S) OF RECORD CONSENTING TO NOMINATION
(Attach extra sheets as needed)

A.

Beverly J. Hoke
Printed name

12602 Catootin Furnace Road, Thurmont, MD 21788
Mailing address

301-524-1216
Telephone number(s)

simplebm@icloud.com
E-mail address

Beverly J. Hoke 11/11/2022
Signature Date

Kristin Davis
Printed name

12602 Catootin Furnace Rd Thurmont MD 21788
Mailing address

240-315-1304
Telephone number(s)

jaxkeri@icloud.com
E-mail address

Kristin Davis 11/11/22
Signature Date

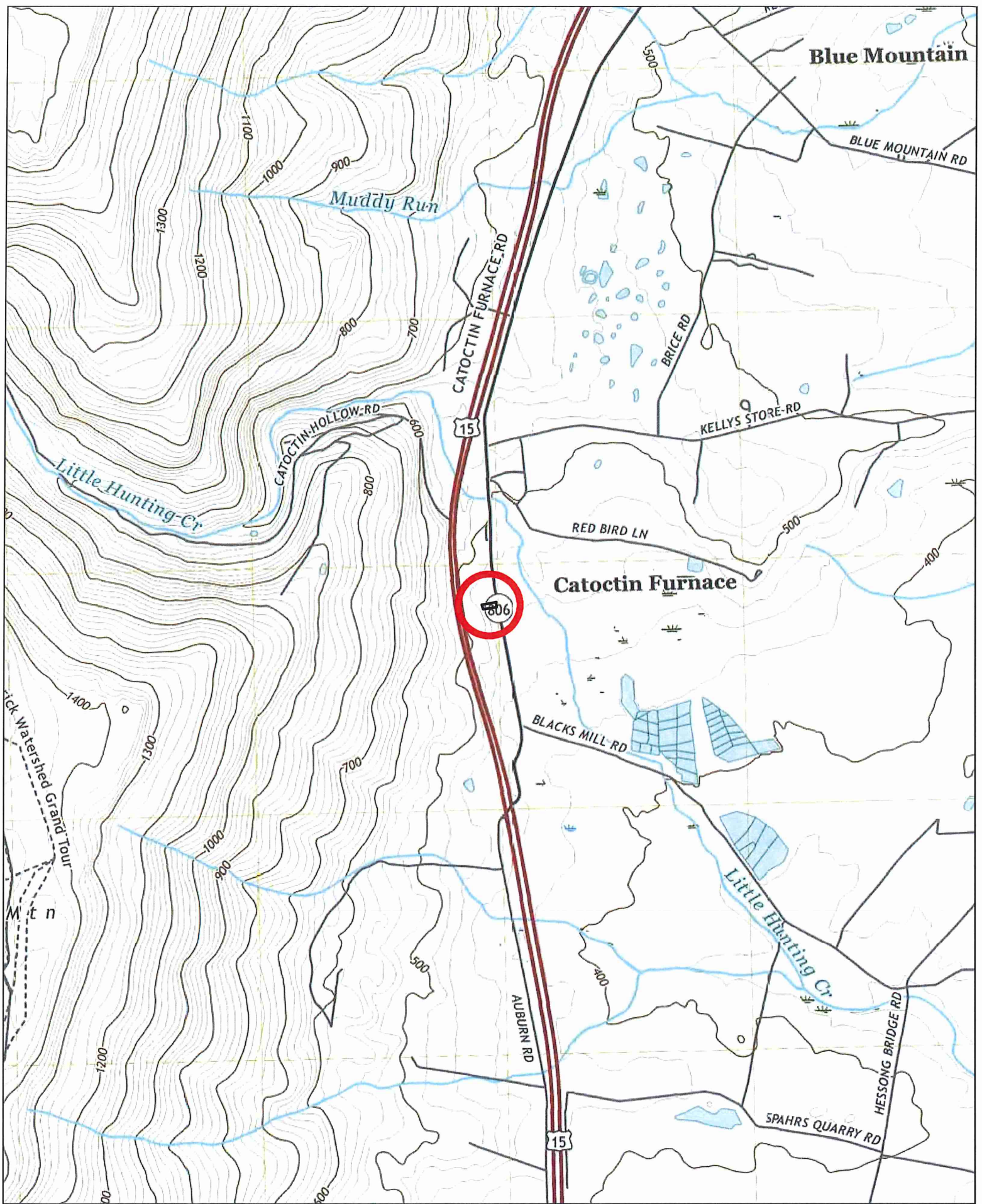
IF NOMINATED BY PERSON(S) OTHER THAN OWNERS: (Does not apply to district nominations)

Name: _____

Address: _____

Phone: _____ E-mail: _____

ATTACH WRITTEN LETTER OF CONSENT BY OWNER (S) attached



12602 Catoctin Furnace Rd
Maryland

Property

0 1,000 2,000 Feet

N



12602 Catoctin Furnace Rd



House



12602 Catoctin Furnace Rd



Tax Parcel

0 50 100 Feet



12602 Catoctin Furnace Road – Hoke House

5. Required Attachments: Map, Photographs, and Property description

Description:

Constructed as worker housing for the Catoctin Furnace, this log house, now called the Hoke House, is a vernacular dwelling located south of Thurmont, in the village of Catoctin Furnace, in Frederick County.

Erected ca.1820, it is made of log and reveals a simple, two-story side-gabled plan. The exterior of the building, as viewed from the public right-of-way, retains a sufficient level of integrity to communicate its historical period and significance.

The Hoke House is situated on the west side of Catoctin Furnace Road approximately three miles south of Thurmont, in the middle of the historic village. The village, consisting of the remaining buildings of the historic Catoctin Furnace complex, is strung along the former Frederick-Emmitsburg Turnpike. U.S. Highway 15, a divided four-lane highway, lies several hundred feet to the west. Beyond it is the green mass of Bobs Hill, a footing of Catoctin Mountain. Much of the land to the west and north is part of Cunningham Falls State Park, which includes the historic furnace complex. Little Hunting Creek, a stream that once powered Catoctin's first furnaces, lies east of the property. All the significant buildings of the village are within proximity to the house.

The rectangular, approximately 0.279-acre (9,583 square feet) lot holding the Hoke House is mainly level but rises to the west as it reaches the old Trolley right of way. Bounding the property to the north is a mid-20th century structure. The dwelling to the south is a ca. 1820 log dwelling. The Hoke House sits approximately 17' distant from the road, separated only by a chain link fence. The property is minimally landscaped with a parking area to the south.

The roughly 1,144-square-foot house, as with most of the dwellings in the village, is oriented on a north-south axis and faces directly onto the road. A steeply pitched side-gabled roof shelters the rectangular structure. It is sheathed with a modern asphalt shingle roof. The roof is terminated with fascia at the north and south sides. A modern poured concrete porch has been added to the front elevation. The roughhewn log structure has been sided with white aluminum siding.

The thick walls, measuring 30" at their greatest width, are made of chestnut logs. It is fenestrated with an irregular alignment of window openings. The openings, roughly in a 34" x 50" dimension, hold replacement vinyl sash windows.

The log dwelling has a modern addition to the south that serves as a kitchen. A log extension to the rear (west) is a third bedroom. There is an exterior door on the south elevation and a "front" exterior door on the east elevation.

The house form is typical in the village and is one of 6 remaining log structures in the village. The majority of the building's original design and materials are evident and strongly communicate its period construction and historical significance.

History

The log structure at 12602 Catoctin Furnace Road has been a dwelling for more than 200 years and is one of the original worker houses built for the iron furnace workers. The "A" roof was tinned over shingle and is now sheathed in asphalt shingles. The square, roughly hewn logs are covered with white vinyl siding.

The exact construction date of the Hoke log house is unknown, but it is assumed that it was constructed ca. 1820 when the new owner, John Brien, built many dwellings for workers. Planned dendrochronology research may provide a more accurate date of construction.

On July 13, 1811, a public sale notice published in the Frederick Town Record listed the Catoctin Furnace complex and described it as containing 15 to 20 houses for the accommodation of workmen, all in good order. The Frederick County Tax Assessment Book for 1876 (No. 15, p. 80) described the furnace complex and included a count of 50 tenant houses. Today, ten of the original furnace worker houses (four stone houses and six log houses) stand adjacent to Old U.S. Route 15 (Catoctin Furnace Road) beginning approximately 600 feet south of the furnace. There are also furnace houses of later architecture existing east of stacks No. 1 and No. 2. The 1873 map by Lake shows 15 houses adjacent to the highway, 14 houses north and west of the furnace, and 17 structures adjacent to the highway and north of the furnace.

The Blue Mountain Iron Company shut down in 1892 due to the low price of iron. In 1899, the Blue Mountain Iron and Steel Company bought the property, beginning operations the following year. In 1903, the furnace shut down permanently and declared bankruptcy. On February 19, 1906, Joseph E. Thropp and his wife purchased the property and dismantled the iron furnace, taking the valuable equipment to his furnace in Pennsylvania. For a few years, Thropp kept the mines open at Catoctin and shipped the ore to Pennsylvania.

On July 16, 1923, Thropp and his wife sold the ruins of the furnace, the Catoctin Manor house, 10,600 acres, and the entire village of houses to Lancelot Jacques, Sr., the great-grandson of the original Lancelot Jacques, and Stanley E. Hauver (Liber 344, Folio 369; Deed Book S.T.H. no. 284, pp. 567-571).

In a 1982 interview, Mary Miller Martin told Elizabeth Y. Anderson that "there are strong traditions that certain houses at Catoctin Furnace were at one time slave quarters," although she did not identify specific structures. The Hoke house may have been built by enslaved or freed Africans, or served as their home.

After the furnace closed, the small dwellings were sold to private owners, mostly former workers in the mines and in the furnace. In 1923, the Miller family purchased two of the larger cottages closer to the furnace. This was a typical pattern for the former furnace employees: they purchased furnace houses when the opportunity finally arose, and they stayed in the village. The Miller family purchased 12602 Catoctin Furnace Road as a home for a son who perished in World War II. The Hoke family has lived in this dwelling since 1977, although the family (Anders and Hoke) have lived in the village for generations.

Beginning in the 1960s, the construction of the new U.S. Route 15 through the Catoctin Furnace area threatened the homes and industrial heritage of the village. Local residents searched for ways to preserve the village and the ruins of the iron furnace.

On August 28, 1972, G. Eugene Anderson, Clement E. Gardiner, J. Franklin Mentzer, and Earl M. Shankle filed articles of incorporation for the Catoctin Furnace Historical Society, Inc., stating that the purpose of the organization was to foster and promote the restoration of the Catoctin Furnace Historic District for educational and scientific purposes. A second stated purpose was to “acquire and maintain the old country store and dwellings in the community of Catoctin Furnace so as to exhibit to coming generations our heritage of the past.”

Occupants of the Hoke log house:

Unknown furnace workers and their families (ca. 1810 – ca. 1923)

Summary of Property Owners:

1977-present: Beverly J. Hoke and Kristin Krenzer

1923-1977: Miller family

August 1923: Lancelot Jacques, Sr. and Alice B. Jacques, his wife, Stanley E. Hauver, and Emma B. Hauver, his wife

1906: Joseph E. Thropp, and wife

1892: Catoctin Mountain Iron Company

1858: John Kunkel

1843: Peregrine Fitzhugh

1819: John Brien

1811: Willoughby Mayberry

1774: J. Johnson and Company

Property Description- 12602 Catoctin Furnace Road

The lot boundary encompasses the house and immediate setting, totaling 9,583 square feet or 0.219 acres. Lot dimensions are:

North side: 195 ft

West side: 62 ft

South side: 185 ft

East side: 64 ft

On the west side of Catoctin Furnace Road (MD 806). The boundary is abutted by a lot holding a mid 20th century dwelling on the north and a ca. 1820 log worker dwelling on the south. The edge of the state road forms the east boundary, and the Potomac Edison (historic Trolley Right of Way) property forms the west boundary. The boundary is roughly an east-west oriented rectangle containing approximating 0.219 acres. It includes all the property historically associated with the house.

6. Historic District Requirements (Not applicable)

7. Signatures of Owners of Record:

On page two of submitted application

8. Designation Status:

The Hoke Log House is a contributing element to the Catoctin Furnace National Register Historic District. The district was placed on the National Register on February 11, 1972. The NR nomination is attached.

9. Criteria for Significance: (3 chosen)

- a) Significant character, interest or value as part of development, heritage, or cultural characteristics of county, state, or nation
- b) Exemplifies cultural, economic, social, political, or historic heritage of county and its communities
- c) Embodies the distinctive characteristics of a type, period, or method of construction or architecture

10. Statement of Significance:

The Hoke Log House is a contributor to the Catoctin Furnace Historic District (F-6-45). The National Register district is significant, as stated in the nomination, for its association with "American industrial history and industrial archaeology, and its related living quarters, (which) illustrates the growth and development of the iron industry between 1774 and 1904." The contributing worker houses were noted as important for illustrating the "stone and log domestic architecture at Catoctin," and specifically for their limited fenestration. The district is listed as eligible in the areas of Architecture and Industry.

Little is known about worker housing at iron plantations in the United States. Many of the surviving or reconstructed furnaces have long lost their company housing, particularly those constructed of log. What usually remains is an archaeological site. The several restored stone worker houses at the Hopewell Furnace National Historic Site in Elverson, Pennsylvania, come closest to the cottages at Catoctin. Reportedly diminished to only 12 remaining houses, the worker tenements in Catoctin Furnace village are a rare property type in the state and within the region.

Constructed most likely in ca. 1820, the Hoke Log House is important for its architectural character and association with the history of Catoctin Furnace. Listed as a contributor to the Catoctin Furnace Historic District, the Hoke Log House possesses significant character, interest, and value as part of development, heritage, and cultural characteristics of Frederick County, Maryland, and the United States. It exemplifies the cultural, economic, social, political, and historic heritage of Frederick County and Catoctin Furnace, and finally, it embodies the distinctive characteristics of iron worker housing, unique to Catoctin Furnace, affirming National Register designation in the areas of Architecture and Industry.

11. Consenting Owners:

November 9, 2022 signed letter attached

12. Nominator Identification:

Beverly J. Hoke and Kristin Krenzer

12602 Catoctin Furnace Road

Thurmont, Maryland 21788

And

Elizabeth A. Comer

President, Catoctin Furnace Historical Society, Inc.

12610 Catoctin Furnace Road

Thurmont, Maryland 21788-3007

443-463-6437

ecomer@catoctinfurnace.org